

CITY OF CHICOPEE

MAYOR MICHAEL D. BISSONNETTE

October 1, 2010

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Subject: Uniroyal / Facemate Site Brownfields Assessment Grant Application; Chicopee, MA

Dear Mr. West,

The redevelopment of the former Uniroyal/Facemate properties in the Chicopee Falls neighborhood represents one of the most challenging and complex redevelopment efforts ever undertaken in Chicopee's history. Historically, '...a place of profit where people made things...' the roughly 60 acres of brownfields were once identified as part of Factory Village, an industrial powerhouse through most of the 19th and 20th centuries.

This complex once employed some 7,000 area residents who worked in armaments, textiles and tires among other industries. Through two centuries of industrial dominance, well-known entities such as the Ames Sword Company, Stevens-Duryea Automobiles, Fisk Tire and many others called Factory Village home. By the 1980's, the factories stood mostly vacant as Uniroyal Tire and Facemate Corporation minimized and eventually ceased operations.

Beyond the challenges of industrial legacy, the Uniroyal/Facemate properties sever connections between our community and the Chicopee River. Additionally, the known presence of lead, asbestos and other contaminants, two recent fires and the partial collapse of the largest Facemate building have dimmed hopes of repurposing historic structures for future uses.

Although the constraints are many, opportunities do exist. The site is key to re-establishing connections with the Chicopee River to meet contemporary open space demands. Further, the site can promote civic pride through history programming, honoring the legacy of the workers who helped build Chicopee. Reimagining this site can be a turning point for the City: a step towards redefining Chicopee Falls and showcasing our community's collective values.

Before reuse can proceed, issues of contamination and hazardous materials must be rectified. Some work has already been completed and further support has recently been pledged through inclusion in the Massachusetts Brownfield Support Team Initiative (BST). Master planning work

is in progress and a team of Cornell Landscape Architecture students recently completed a parallel master plan which included substantial community involvement and visioning activities.

Great energy has been building around this project and we are eager to see this energy continue to grow until a new vision for the Uniroyal/Facemate properties is realized.

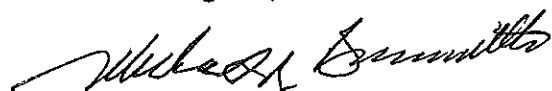
Therefore, the City of Chicopee respectfully requests a **\$200,000 Cleanup Grant** to help defray the costs of cleanup activities that are necessary to propel redevelopment efforts forward.

Required information as follows:

- a. **Applicant Identification:** City of Chicopee, Office of Community Development
38 Center Street, Chicopee, MA 01013
- b. **Applicant DUNS Number:** 66981218
- c. **Funding Requested:** i. Cleanup Grant
 - ii. \$200,000; not requesting a cost-share waiver
 - iii. Hazardous Substances
- d. **Location:** Chicopee, Hampden County, Massachusetts
- e. **Property Name & Site Address:** Uniroyal/Facemate Site
154 Grove Street & 5 West Main Street, Chicopee, Massachusetts 01020
- f. **Contacts:** i. Project Director: Tom Haberlin; Economic Development Director
Office of Community Development
38 Center Street Chicopee, MA 01013
(413) 594-1587 - Fax (413) 594-1524 - thaberlin@chicopeema.gov
ii. Chief Executive: Mayor Michael D. Bissonnette
City Hall, 17 Springfield Street, Chicopee, MA 01013
(413) 594-1500 - Fax (413) 594-1504 - mbissonnette@chicopeema.gov
- g. **Date Submitted:** October 12, 2010
- h. **Project Period:** July 2011 – July 2014
- i. **Population:** i. 54,653
 - ii. The City of Chicopee, Massachusetts is a general purpose unit of local government.

We are prepared to tackle the challenges associated with realizing a new future for what was the industrial heart of our community. We thank you in advance for taking the time to review our grant application. If you should require any additional information or need clarification regarding any part of our proposal, please feel free to contact us at your earliest convenience.

With Regards,



Mayor Michael Bissonnette

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility:

- a. Eligible Entity: The City of Chicopee, Massachusetts is a general purpose unit of local government.
- b. Site Ownership: The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142. The City acquired the former Facemate Corporation properties through tax foreclosure. The Facemate properties were acquired by parcel: Parcel 173-4 was acquired on June 16, 2003 as recorded in the Hampden County Registry of Deeds, Book 13344, page 589; Parcel 173-1 was acquired on July 26, 2005 as recorded in the Hampden County Registry of Deeds, Book 15274, page 379.

2. Letter from the State or Tribal Authority:

See letter from the Massachusetts Department of Environmental Protection (MassDEP) located in **Attachment I.a.**

3. Site Eligibility and Property Ownership Eligibility:

- a. Basic Site Information:

Former Uniroyal Tire Complex	Former Facemate Corporation
154 Grove Street	5 West Main Street
Chicopee, MA 01020	Chicopee, MA 01020
Owner: City of Chicopee	Owner: City of Chicopee
- b. Status & History of Contamination at the Site: The Uniroyal/Facemate Site encompasses roughly 60 acres of contiguous parcels along the banks of the Chicopee River. Situated at the geographical center of the City, these post-industrial lands were once part of Factory Village, a complex which included workforce housing, businesses and services. Since these remaining Factory Village properties are contiguous and under City ownership & control, the City has initiated a master planning process that envisions redevelopment of the entire 60+/- acre property.

The Uniroyal/Facemate Site has two addresses; one for the former Uniroyal Tire Complex, another for the former Facemate Corporation. All properties were owned by former President Walter F. Mrozinski of the former Facemate Corporation prior to being acquired by the City. As master planning activities are on-going, any reconstitution of parcels has been postponed until an understanding of how redevelopment will proceed is defined. Further, both properties have lengthy industrial pasts which have resulted in similar legal, environmental cleanup, permitting, historical structure and archaeological challenges that are best addressed on a site-wide basis.

The Former Uniroyal Tire Complex consists of approximately 28 acres of land, originally developed during the late 1800s. In 1870 the property was used as a lumber yard by the Chicopee Manufacturing Company. From 1896 to 1898 the property was owned by the Spaulding and Pepper Company, who manufactured bicycle tires. The Fisk Rubber Company, which later changed its name to United States Rubber Company and then to Uniroyal, Inc., manufactured bicycle automobile & truck tires and adhesives from 1898 to 1981. Uniroyal Inc. closed their plant

in 1980 and sold the property to Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently, seventeen (17) vacant buildings remain standing at the site.

Former manufacturing operations entailed the use of approximately 22 underground storage tanks (USTs) and five aboveground storage tanks for the storage of various petroleum products and solvents. Twenty-five pad and/or wall mounted transformers were used to distribute electrical power for site operations. Of these, 23 contained PCB-based dielectric fluids. Also, the Boston and Maine Railroad tracks bisect the Site. Railcars historically delivered carbon black to the complex for use in tire manufacturing.

Michelin North America, Inc. (MNA) acquired the assets of Uniroyal, Inc. circa 1990 and is considered the primary responsible party (PRP) dealing with residual contamination at the Uniroyal property. To date, MNA has identified and removed all known USTs on the property and all but two transformers. MNA has managed transformer fluids and PCB-impacted soils (>50 ppm) at appropriately licensed off-site waste management facilities. In addition, MNA has consolidated PCB-impacted soils (<50ppm) on the Site and has initiated construction of a cap under applicable TSCA regulations.

Currently known residual site contamination includes PCBs, heavy metals, EPH, SVOCs & VOCs in soil and EPH & VOCs in groundwater. PCBs have also been identified in accumulated sediment in on-site stormwater drainage systems and in the toe drain system for the flood control dikes that border the westerly boundary of the Site. MNA plans to clean the stormwater and toe drain systems sometime next year, under an EPA-approved TSCA Work Plan.

The City is working in cooperation with MNA to help prioritize site cleanup activities, but 'unknown subsurface conditions' remain under existing buildings and related structures. Additional sampling of sediments in the Chicopee River will be required by MassDEP. As additional buildings are demolished at the Site, MNA has indicated they will be implementing supplemental subsurface investigations. It is important to note that MNA's obligation for response actions will not fully achieve redevelopment requirements and that additional environmental cleanup will likely be required.

MNA's responsibilities as a PRP at the Uniroyal property are primarily related to the assessment and remediation of existing environmental contamination under Chapter 21E, the Massachusetts Contingency Plan and the Toxic Substances Control Act regulations. The assessment and abatement of hazardous substances within the on-site buildings, along with actual demolition of most of the buildings, are the City's responsibility. To date, six (6) buildings have been demolished under a MassDevelopment grant, separate from a \$2 Million Brownfields priority grant that is specifically designated for subsurface environmental assessment and remediation. Reference is made to Section 1.b for further discussion of the MassDevelopment Priority Brownfields Grant.

The Former Facemate Corporation Property consisting of two parcels of land totaling roughly 20 acres, was developed in the early 1800s for the manufacture of textiles. Between 1823 and 1915 the site was owned by the Chicopee Manufacturing Company which manufactured and processed cotton cloth. The property was bought by Johnson & Johnson in 1915, who continued production

activities. In 1977, the property was purchased by Facemate Corporation, which produced finished cotton and synthetic cloth. Facemate Corporation was forced to shut down in 2003 due to bankruptcy and foreclosure proceedings.

In 2004, EPA conducted an emergency removal action, involving sampling, overpacking, staging and removing drums and containers; pumping/transferring tank products and vat liquids into containers for disposal; removal of ACM bulk material from the boiler and boiler room piping; documenting Site conditions; and coordinating disposal of materials at appropriate EPA-approved facilities. Significant quantities of asbestos debris were bagged and placed in storage within Building 1 for eventual off-site management by others. The property has remained vacant since 2003.

Currently six (6) buildings, all in various states of decay, remain on the property. Many of these buildings are unstable, partially collapsed and pose significant safety hazards. Access to the site is being restricted by the City with the use of security fencing. Due to concerns over residual asbestos and other regulated building materials, the City authorized BETA and its Sub consultant, Smith & Wessel, to perform a pre-demolition inspection of Buildings 1 and 5 for the presence of hazardous materials. That report identified various hazardous materials, predominantly consisting of asbestos containing building materials (ACBM). We are very concerned that ongoing deterioration of the buildings will preclude the ability to abate and segregate ACBM (and other hazardous materials), resulting in significantly increased costs for off-site management of demolition debris. Reference is made to the preliminary abatement cost estimate included as **Attachment II.a – II.b.**

Numerous sources of contamination have been present at the Site throughout its history including large capacity USTs containing #6 fuel oil, aboveground storage tanks containing hydrogen peroxide and muriatic acid, electrical transformers and drums of various lubricants and solvents. A Phase II subsurface investigation has been initiated by BETA on behalf of the City, using funds appropriated through the MassDevelopment Brownfields Priority Grant.

During Phase II investigations, BETA delineated three (3) abandoned #6 fuel oil USTs that will require excavation and off-site management. Funds from the MassDevelopment Brownfields Priority Fund will be used to remove the USTs later this year, including off-site management of the tank contents, the USTs themselves and any associated subsurface contamination. Other than surficial contamination associated with historic rail operations, no significant subsurface contamination has been identified in other areas of the Site assessed to date. Note, however, that Phase II environmental investigations are ongoing and none of the areas under existing buildings have yet to be investigated.

Note: The Phase II environmental site assessment is substantially complete at the Uniroyal portion of the Site and is approximately 50% complete on the Facemate portion of the Site. The request for assistance under the EPA Brownfields Cleanup Grants program is related to the abatement of asbestos and other regulated building materials at Facemate Buildings 1 and 5, so that Phase I redevelopment of the Facemate Site can proceed. This is the preferred location for the proposed Older Adult Community Center. A comprehensive pre-demolition inspection report, along with estimates of probable abatement costs (**Attachments II.a –II.b**) has been prepared.

We believe this represents the equivalent of a Phase II inspection, as required under EPA's eligibility criteria for funding under the Cleanup Grants program.

- c. Sites Ineligible for Funding: The former Uniroyal/Facemate properties are (a) not listed, proposed to be listed on the National Priorities List; (b) not currently subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA and (c) not either subject to the jurisdiction, custody or control of the U.S. government.

While not considered an outstanding 'order,' a lien has been filed in Federal District Court (on the Facemate properties) to recover removal action costs incurred by EPA Region 1 in 2004, pursuant to provisions under CERCLA.

- d. Sites Requiring a Property-Specific Determination: The Uniroyal/Facemate Site does not include properties subject to/with (a) planned or ongoing CERCLA removal actions; (b) facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA or SDWA; (c) facilities subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require implementation of corrective; (d) land disposal units that have submitted requirements specified in a closure plan or permit (e) a release of PCBs where all or part of the property is subject to TSCA remediation or (f) facilities receiving monies for cleanup from a LUST trust fund.

Although a release of PCBs has been identified at the Uniroyal site and remediation is currently ongoing under the TSCA program, our grant proposal pertains solely to the abatement of hazardous substances within Facemate Buildings 1 & 5, and is separate and distinct from the documented PCB release. For this reason, we believe that a property-specific determination is not necessary.

- e. Environmental Assessment Required for Cleanup Proposals: Two consultants for the City have completed Phase I Environmental Site Assessments (ESAs) at the Site. GZA GeoEnvironmental, Inc. completed the ESA on an 'undeveloped parcel' of the former Uniroyal Tire Complex on September 11, 2009. BETA Group, Inc. completed the Phase I ESA on the former Facemate Corporation properties on April 5, 2010. Both were completed in conformance with the American Society of Testing Materials (ASTM) Standard Practice E 1527-05 for Phase I ESAs, which meets Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI); Final Rule (40CFR Part 312).

On May 10, 2010, an Existing Conditions Report was completed by Tighe & Bond on 15 of the remaining buildings on the Uniroyal/Facemate Site. A **Phase II Structural Building Assessment** was completed by BETA Group, Inc. on Facemate Buildings 1, 3 & 5 and Uniroyal Building 26. Further, a Pre-Demolition Inspection Report for Hazardous Building Materials in Facemate Buildings 1 & 5 was completed by BETA's Sub consultant, Smith & Wessel Associates, Inc. on September 20, 2010. These assessments detail the exceptionally poor condition of the identified buildings and confirm the presence asbestos, lead and other hazardous materials. Reference is made to the Estimate of Probable Asbestos Abatement costs included as **Attachments II.a – II.b**.

Property Ownership Eligibility

- f. CERCLA § Liability: The City of Chicopee, as the current owner of the Site, is protected from CERCLA § 107 liability as a local government entity that acquired the properties through tax foreclosure.
- g. Enforcement Actions: No ongoing or anticipated environmental enforcement actions have been issued for the Site. The City is unaware of any inquiries or orders from federal, state or local governmental agencies regarding the responsibility of any party for contamination or hazardous substances on site. Response actions by MNA that have occurred/are occurring on the Uniroyal properties are not being performed under any order or enforcement action.
- h. Information on Liability and Defenses/Protections:
- i. Information on the Property Acquisition: 1) The City of Chicopee acquired the former Uniroyal Tire Complex properties as a result of a levy and execution on a money judgment. The City acquired the former Facemate Corporation properties through tax foreclosure.
- 2) The former Uniroyal Tire Complex properties were acquired on May 11, 2009 as recorded in the Hampden County Registry of Deeds, Book 17783, pages 139 & 142. The former Facemate Corporation properties were acquired by parcel: Parcel 173-4 was acquired on June 16, 2003 as recorded in the Hampden County Registry of Deeds, Book 13344, page 589; Parcel 173-1 was acquired on July 26, 2005 as recorded in the Hampden County Registry of Deeds, Book 15274, page 379.
3. All properties were acquired from former President Walter F. Mrozinski of the former Facemate Corporation.
4. The City has no current or prior familial, corporate or financial relationships or affiliations with the previous owners of the Uniroyal/Facemate properties.
- ii. Timing and/or Contribution Toward Hazardous Substances Disposal: The City has in no way caused or contributed to any releases of hazardous materials at the Site. All known releases and disposals of hazardous substances occurred prior to City ownership. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. However, as current property owner the City will soon initiate arrangements for the transport and off-site management of two transformers, contents of abandoned #6 fuel oil tanks and other hazardous substances present at the Site.
- iii. Pre-purchase Inquiry: No pre-purchase due diligence inquiry was conducted prior to the City acquiring the properties; however, the City of Chicopee is protected from CERCLA § 107 liability as a local government entity that acquired the properties through tax foreclosure.
- iv. Post-Acquisition Uses: The Site has remained vacant and has not been in active use since the City gained ownership. Beginning in February 2010, the City initiated a master planning process with Vanasse Hangen Brustlin, Inc. (VHB). Through VHB, the Existing Conditions Report for fifteen (15) buildings on the Site was completed by Tighe & Bond and a Market Analysis for Redevelopment was completed by RKG Associates, Inc. on March 26, 2010. The master planning process is ongoing with an anticipated completed date of mid-November 2010.

Additionally, the Uniroyal/Facemate Site was utilized for academic study by Cornell University Master of Landscape Architecture students, during spring 2010. The team completed a parallel master plan which included substantial community participation and visioning exercises. The team presented a final master plan document to the City and community in May 2010.

v. Continuing Obligations: 1-3) The City is unaware of any continuing releases or threatened releases at the Site. Please note that a fence has been installed around the Site to limit access and protect human health & safety. There is ongoing concern that further deterioration of some buildings, particularly Facemate Building #1, will result in the comingling of regulated building materials with general construction demolition debris. We are striving to acquire additional funding as quickly as possible to enable performance of pre-demolition abatement of such materials, to avoid additional costs associated with off-site management of comingled hazardous materials and C&D debris.

Redevelopment of the Uniroyal/Facemate Site is crucial to the revitalization of Chicopee Falls and to reestablishing community connections to the Chicopee River. Addressing the current environmental issues is critical to propelling redevelopment forward. Therefore, the City is committed to a Site Redevelopment Plan that includes appropriate Activity and Use Limitations (AULs) and institutional controls; will assist and cooperate with those performing environmental assessments and provide access to the property; will comply with all information requests and administrative subpoenas that have or may be issued in connection with the Site and will provide all legally required notices.

i. Petroleum Sites: The City is not requesting funds for the cleanup of petroleum contamination at this time. Resources from the MassDevelopment Brownfields Priority Project Fund are being utilized to deal with petroleum and other subsurface contamination issues.

4. Cleanup Authority and Oversight Structure:

- a. *Describe how you will oversee the cleanup at the site:* The City has retained BETA Group, Inc. of Norwood, MA to provide Licensed Site Professional (LSP) services related to oversight, assessment and cleanup of residual contamination and management of hazardous materials at the Site. The primary environmental regulations governing cleanup of the Site include the Massachusetts Contingency Plan (MCP), the Wetlands Protection Act (WPA), the Resource Conservation and Recovery Act (RCRA) and the Toxic Substances Control Act (TSCA). BETA reports directly to the City's Office of Community Development and BETA's services related to subsurface contamination is funded through the MassDevelopment Brownfields Priority Project Fund. Services related to building inspections, demolition and other related services are separately funded. If funding is appropriated under EPA's Cleanup Grants program, it is likely that BETA (and its Sub consultant) will be retained to coordinate and oversee pre-demolition abatement activities.
- b. *Provide your plan to acquire necessary access to adjacent/neighborhood properties:* In the event access to adjacent properties is required, the City is prepared to execute access agreements with adjacent property owners, including extending 'additional insured's liability coverage, for consultants and/or contractor activities. Such activities may include either short or long term arrangements, leases, easements or some form of deed restrictions or activity and use limitations (AULs). We will involve appropriate legal counsel for any such arrangements, as required.

5. Cost Share:

a/b. Demonstrate how you will meet the required cost share: The City of Chicopee will meet the 20% cost share through the use of appropriate Community Development Block Grant (CDBG) funds. The City of Chicopee is not requesting a waiver of the cost share requirement.

6. Community Notification:

The City hosted a public meeting at the Chicopee Public Library on October 5, 2010 at 6:30p.m. The public meeting was announced through advertisement in the Republican, the area's newspaper and on the City's website. Proposal drafts were made available at the Library and for download from the City's website. Two city residents attended the meeting along with representatives from the City's Office of Community Development and BETA Group, Inc. The required documentation including advertisement; a summary of comments received; responses to public comments; meeting notes; and sign-in sheets are included in ***Attachments I.b – I.e.***

Note that a separate public outreach program, including two public meetings, has been ongoing since VHB initiated its master planning services in April 2010. Reference is made to Section 3a for additional information.

Ranking Criteria for Cleanup Grants

1. Community Need:

- a. Health, Welfare and Environment: i. Effect on Targeted Community: History - Chicopee's contemporary character is the result of an evolutionary pattern that began in the early 1600's. The City's began as three separate villages: Chicopee Falls, Cabotville and Willamansett. These settlements grew at a reasonable pace but never evolved an economy beyond that of agriculture.

A naturally occurring falls in the Chicopee River garnered attention as the Industrial Revolution took hold in America. In 1822, the Boston Associates realized the value in this resource and purchased water/land rights in Chicopee Falls for mill construction. Upon site review, the group realized the area held much more potential and revised plans to include four Lowell System mills. (The Boston Associates are also responsible for the development of mill complexes in Waltham, Holyoke & Lowell, MA.) In an article by John Robert Mullin, this industrial transition is described as, "...if with the coming of the mills, its 170-year dependence on agricultural production, its village character, and its traditional self-governance were simply crushed."

Change was rapid element as industrial production increased. Chicopee Falls would become known as Factory Village with housing constructed for an imported workforce. Factory Village would lay claim to a number of achievements. The Ames Sword Company, for example, supplied weaponry to both the North and South during the Civil War; Stevens-Duryea produced what can be considered the first American automobile and Fisk Tire would grow to produce 5,000 tires daily. Factory Village would provide real-life inspiration for literary works as well. The famed Utopian Edward Bellamy grew up in Chicopee Falls and drew from his hometown experiences when writing *Looking Backward* and *Equality*.

At the height of production, Factory Village employed some 7,000 area residents. By the end of World War II, however, contracts for products dwindled and so too did Factory Village. Fisk Tire (now known as Uniroyal, Inc.) ceased operations by 1980. The Facemate property, site of the Lowell mills, was sold to Johnson & Johnson before being purchased by Facemate Corporation, which went bankrupt in 2003.

While the list of milestones is a source of local pride, the legacy of nearly two centuries of industrial dominance is taking its toll on our community. A decline in manufacturing, which is a national phenomenon, has left the City with concentrated areas of vacant industrial complexes that provide no economic benefits. Further, most of the structures remaining on site have been vacant for nearly thirty (30) years and have deteriorated beyond any economically feasible reuse. Recent fires and a partial collapse have eroded lingering hopes of preservation.

Currently, the Uniroyal/Facemate Site represents the largest brownfields site poised for redevelopment within the City. Former industrial complexes like this Site pose serious challenges for the neighborhoods they once supported. As the factories closed, a workforce originally brought in to serve Factory Village found employment elsewhere. More recently, between the years of 2005 and 2009, the City's unemployment rate skyrocketed 76%, from 6.5% to 11%. This rate is above both the state and national rates of 9.1% and 9.5%, respectively. Also, the City's population has been declining since 2005. Between 2005 and 2009, Chicopee Falls lost

600 residents. This decline is projected to continue through 2014. Demographics within the neighborhood are also changing as the City has seen an influx in residents of Hispanic heritage.

Today, the presence of industrial contamination poses serious environmental health concerns to the Site's neighbors including residences, small businesses, schools and natural areas. In addition, the deteriorated state of existing structures poses major health hazards, requiring the entire site to be fenced off from the community. *A lack of interest and demand for rehabilitating these structures along with the high costs associated with the remediation of contaminants have hindered redevelopment efforts and are the major impediments to reuse of this blighted/deteriorated Site.* As such, a significant burden has been placed on Chicopee's economy and property values, which directly affect the City's tax revenue.

Further, the Massachusetts Office of Environmental Affairs (EOEA) lists Chicopee as meeting two of the four Environmental Justice population criteria. The criteria met include: households earning 65% or less of statewide household income and 25% or more of residents are minority. Also, MassDEP lists Chicopee as an Economically Distressed Area (EDA), defined as areas within the Commonwealth that are eligible for targeted assistance under the Brownfields Act.

The Chicopee Falls Neighborhood – As one of the City's original villages, Chicopee Falls is now one of the City's oldest neighborhoods. Today, this mixed-use neighborhood includes low to moderate income residences, commercial, light industrial and public service properties (including police & fire services, a district court house and post office). The neighborhood is home to the Church Street Historic District and the Edward Bellamy House; home of the Edward Bellamy Society and Chicopee Historical Society.

Chicopee Falls falls into U.S. Census Tracts 8107 and 8108. According to census data, the neighborhood has a total population of approximately 9,819 individuals. Of this total, 23% are 17 years of age or younger and 20% are 65 years of age or older. Census data also reveals that 17% of the total population reported one or more disabilities, while 12% fell below the poverty line.

Chicopee is also a federally designated Empowerment Zone/Entitlement Community per the Department of Housing and Urban Development (HUD), with all block groups in Tract 8108 and three of the five block groups of Tract 8107 defined as having 51% or greater total number of low to moderate income residents. Chicopee's median household income is \$35,672. Of the total 4,393 households in the Chicopee Falls neighborhood, nearly 55% have a median household income below the City's median. Over 80% of households fall below the state median household income of \$59,732.

This data emphasizes that Chicopee Falls does contain sensitive populations whose health, welfare and environment are highly impacted by the presence of the Uniroyal/Facemate Brownfield Site in their neighborhood.

The 'Site' – The Uniroyal/Facemate Site has nearly two-hundred years of industrial history. The final occupants of the site; the former Uniroyal Tire Complex and the former Facemate Corporation mostly vacated the site during the 1980's. Prior to declaring bankruptcy in 2003, Facemate Corporation took control of the Uniroyal properties to create the Chicopee Industrial Park and for a number of years, attempted to rent space to other companies. With only a few small scale tenants,

nearly two million square feet of industrial space within twenty-six (26) buildings has remained vacant and allowed to deteriorate for the last thirty (30) years.

Recently, deterioration has become a visible characteristic of the Site. In 2007, two fires occurred in Facemate Building 12. In August 2008, the western corner of the largest Facemate building, Building 1, collapsed suddenly exposing the structure's interior to the elements. The City responded by providing 24-hour security, which was eventually replaced with an alarmed, twelve foot high chain-link fence surrounding the Site. An entry protocol was also established and is strictly enforced when Site access is required. Pre-Demolition Inspections confirm the presence of asbestos, lead and other contaminants in Facemate Buildings 1 & 5, which have been prioritized for demolition. We are striving to acquire additional funding as quickly as possible to enable us to perform pre-demolition abatement to greatly reduce the additional off-site management costs associated with 'larger than necessary' quantities of comingled hazardous materials and C&D debris.

Health Concerns – A number of contaminants confirmed at the Uniroyal/Facemate Site have been linked to numerous health complications. These include:

- **Asbestos** exposure has been linked to lung cancer, mesothelioma and nonmalignant lung/pleural disorders including asbestosis according to the Agency for Toxic Substance and Disease Registry (ATSDR).
- **Lead** exposure has been linked to kidney and nervous/reproductive system damage. The Department of Health and Human Services, the EPA and the International Agency for Research on Cancer have all determined that lead can also reasonably be considered a human carcinogen.
- **Mercury** exposure can severely impact the nervous system and permanently damage the brain, kidneys, lungs and developing fetuses according to the ATSDR.
- **PCB** exposure has been linked to cancer and immune, reproductive, neurological & endocrine effects according to the EPA.
- **Petroleum hydrocarbon** exposure typically affects the nervous system. These compounds can also affect the immune system, blood, skin, lungs and eyes. According to the ATSDR, some studies have found certain compounds may also be carcinogenic and have effects on developing fetuses.
- **Pigeon guano & other animal droppings** exposure can lead to both fungal and bacterial infections if inhaled by humans. Histoplasmosis and cryptococcosis both cause fatigue, fever and chest pains. According to the New York City Department of Health and Mental Hygiene (NYC DOHMH), neither disease is very common however; individuals with compromised immune systems are generally at higher risk for contracting either disease.

Welfare Concerns – The Uniroyal/Facemate Site represents nearly 60 acres of brownfields properties located at the geographic center of the City. Most structures have deteriorated beyond economically feasible reuse. Currently, the Site is considered blight on the neighborhood and provides no economic, social or environmental benefits to the City. Vandalism is apparent while evidence of 'urban' spelunkers entering the Site illegally to explore has been found online. Further, the City has documented illegal dumping of waste by individuals at certain areas on the Site.

Vacancy raises additional concerns. Civic and neighborhood pride are challenged in the face of such large-scale blight while the Site's appearance creates an aura of danger and disinvestment. Such qualities pose challenges for the City as it strives to re-imagine and re-invest in these properties while identifying avenues for private investment. A lack of interest from the private investment is clear, as evidenced by thirty (30) years of vacancy at a site with easy river access and stunning views.

Further, some two million square feet of industrial space sits idle. Today, there is little demand for production facilities of this scale. To best benefit Chicopee Falls and the City, cleanup efforts must be completed so redevelopment can meet current needs while producing new jobs & amenities for residents and new tax revenue for the City.

Environmental Concerns – Environmental dangers were identified in the Phase I and II Environmental Site Assessments, various structural assessments of the buildings, and the Pre-Demolition Building Inspections. These reports confirm the buildings' poor structural condition and the presence of asbestos, lead, mercury (fluorescent light bulbs) and animal wastes. Should these hazardous materials be left unabated and structures deteriorate further, the costs associated with demolition and disposal will increase dramatically. Should Facemate Building 1 continue to deteriorate, hazardous materials could be released into the air affecting site neighbors.

- b. ***Financial Need:*** The City's financial needs for the remediation and redevelopment of the Uniroyal/Facemate Site are daunting. Massachusetts municipalities depend on local property taxes to fund local government operations and these 60 acres have provided little if any tax income to City for a number of years. An estimated \$2.9 million in property tax revenue from non-payment of municipal property taxes has already been lost. Additionally, the City has incurred legal, security and planning costs in excess of \$400,000 to secure the site and initiate the redevelopment process. Ongoing costs associated with security and legal issues are estimated at \$225,000.

The City currently has adequate funds to monitor, assess and clean up known residual soil and groundwater contamination at the Site, through the Brownfields Priority Grant provided by MassDevelopment. Furthermore, MassDevelopment has assisted the City with identifying funds for building demolition on the Uniroyal portion of the Site.

The most pressing financial need is for funds to deal with the large quantities of asbestos and other regulated building materials known to exist in the buildings that remain on the Site. To date, we have been able to conduct a pre-demolition inspection of Facemate Buildings 1 & 5. This report estimates costs to segregate and manage regulated building materials prior to demolition will total over \$500,000. While the MassDevelopment Brownfields Priority Project Fund includes \$2 million, the grant stipulates that these resources cannot be used for abatement or demolition activities. A copy of the cost estimate is included in ***Attachments II.a & II.b.***

2. Project Description and Feasibility of Success

- a. ***Project Description:*** i. *Describe the project you are proposing to be funded under this grant:* The project would involve preparation of abatement specifications that would include the abatement and removal of regulated building materials and other hazardous substances, prior to demolition of Facemate Buildings 1 and 5. We would likely fund the balance of the abatement project through

Uniroyal / Facemate Site Brownfields Cleanup Grant Proposal - Chicopee, Massachusetts

CBGD or other City grant sources, so that the entire abatement for those buildings could be completed as soon as possible. We would expect design services to be completed within a month after formal notice of award, and construction would be completed within approximately three months. This grant would spur initial Site redevelopment and clear the way for construction of the City's new Older Adult Community Center.

ii. Describe the proposed cleanup plan, including specific institutional or engineering controls and the potential end use for the site: Given the nature of the abatement work to be performed, no institutional or engineering controls would be necessary after completion of the abatement. All necessary environmental controls will be implemented and properly monitored over the course of the project. All asbestos wastes and other hazardous materials will be properly managed at appropriately licensed off-site disposal facilities.

b. Budget for EPA Funding and Leveraging Other Resources: i. Budget Table:

Budget Categories	Professional Services	Asbestos Abatement Activities	Environmental Controls	Off-Site Management of Hazardous Materials
Design Phase	\$15,000	\$0	\$800	\$1,000
Bidding Phase	\$2,800	\$0	\$0	\$0
Construction Phase	\$28,000	\$290,000	\$40,000	\$148,200
Documentation	\$2,000	\$1,000	\$0	\$1,200
Subtotals	\$48,000	\$291,000	\$40,800	\$150,400
Total Estimated Abatement Costs.....				\$530,200

ii. Leveraging: With the \$200,000 EPA Cleanup Grant, the City will use its local matching funds, along with CDBG and HUD Section 108 funds, or other grant monies that may be secured to implement the project. Once this is accomplished, MassDevelopment will be in a much better position to assist in identifying additional demolition funds for the project. CDBG and HUD funding is contingent upon the Older Adult Community Center being constructed on the Facemate property. This grant would greatly assist in securing this property and the above identified funds for the new Center.

c. Programmatic Capability and Past Performance: i. Programmatic Capability: The proposed abatement project will be managed by BETA Group, Inc. Al Hanscom is BETA's Project Manager for the current contract with the City and he has over twenty years' direct experience dealing with building demolition and asbestos abatement projects. He will be assisted by Glen Nelson of Smith & Wessel, who will be the asbestos designer. S&W will also be providing licensed inspectors to monitor the work, including verifying proper worker training, personal monitoring, work zone set-ups, etc. as required for compliance with the Contract Documents. Both BETA and S&W have significant resources (over 120 combined personnel) to properly design, oversee and document work under this project.

ii. Past Performance – 1/2) The City of Chicopee has been a successful grantee during the EPA Brownfields Pilot assessment program, receiving a total of \$200,000 beginning in 1996. To the

best of our knowledge, the City successfully pursued assessment activities in compliance with all grant requirements and completed all necessary reporting obligations. The grant was closed on January 19, 2001. The projects listed below received funding and are listed as 'Success Stories' on EPA's website.

- **Former Bay State Wire Company** – In 1996, an initial Brownfields Pilot Assessment grant of \$59,000 was given to the City. Assessment work confirmed the presence of trichloroethylene (TCE), oil, grease and cadmium in the site's soil and groundwater. These activities led to a \$310,000 clean-up effort, funded through the Community Development Block Grant (CDBG). Once clean the property was sold to E. Joseph Montemagni, a private developer, for redevelopment as office space.
- **Former Conway Bedding/Hallahan Lumber** – Initial success at the former Bay State Wire Company site led to an additional \$30,000 in funds in May 1997. Completed assessments led to cleanup and demolition activities supported with CDBG resources. The site was sold to Benedict Broadcasting, an affiliate of CNBC who constructed an \$8 million state of the art digital broadcasting station for Channel 22 News.
- **Former J.G. Roy Lumber** – In September 1998, the EPA awarded the City with an additional \$111,000 in funds. This site received \$41,600 for assessment activities. The property was then sold to neighboring J. Polep Distribution Services, who completed remediation activities and demolished existing structures for future expansion. The City assisted with cleanup activities by providing CDBG loan funds to J. Polep.
- **Former Tri-City Cleaners** – Taken through tax-foreclosure, this site had a documented 67 year history of contamination. This property received over \$35,000 for assessment activities. Assessments were completed by 2000 and with the support of CDBG & other city/state funds the property was redeveloped as a local Department of Motor Vehicle (DMV) branch that has been in operation since 2002.

3. Community Engagement and Partnerships

- a. Discuss your plan for involving the affected community...in site selection for assessments, cleanup decisions or reuse planning, including activities that have already occurred: Community engagement regarding the Uniroyal/Facemate Site has been ongoing since the redevelopment process began in February 2010. VHB, the firm hired to lead the master planning process has already conducted two community meetings on March 10, and April 22, 2010, both at the Chicopee Public Library. Over 50 community members participated. Agendas for the two meetings addressed the following points:

- *March 10th: the professional team, past efforts & future goals, Site opportunities & constraints, market & environmental analysis*
- *April 22nd: discussion of three possible development schemes and round table community discussion.*

Information gathered from these two meetings is informing a 'preferred' plan, which is expected to be completed in mid-November 2010. VHB will hold a third public meeting, to present the plan to the community.

Also in February 2010, a team of Cornell Master of Landscape Architecture students initiated a parallel master planning project known as 'H.E.A.L. Chicopee: A Strategic Plan for the Uniroyal/Facemate Properties.' The team's extensive community outreach efforts resulted in the participation of over 1,000 community members. The students documented seven oral history interviews, 404 community survey responses and 682 student visioning responses. The students partnered with the Chicopee Public School System, the Chicopee Historical Society/Edward Bellamy Society, the Chicopee Public Library, the Chicopee Senior Center, local businesses as well as the professional team. The data gathered was used to define strategies addressing historic preservation, stormwater/flood management and brownfield remediation. A redevelopment framework plan was developed that addresses varying market conditions plausible by 2030.

The H.E.A.L. team held two community meetings; the first on March 1, 2010 at the Edward Bellamy House; the second on May 26, 2010 at Chicopee High School. Approximately 30 residents attended the first meeting and 40 attended the second. The May 26th presentation was recorded and broadcast on local cable Channel 5.

Efforts to keep the community informed have occurred through numerous avenues. Copies of all presentations and reports have been made available at the Chicopee Public Library and for download from the City's website. Local newspaper and news stations have also covered most activities with reports and articles. The final H.E.A.L. presentation was recorded and aired numerous times on local cable Channel 5. Additionally, the City has created a page off its main website specifically for the Uniroyal/Facemate Site; while VHB has created a similar page with documents related to the master planning process. The H.E.A.L. team also utilized the social networking site Facebook to connect with City residents and the online tool Survey Monkey to develop/distribute survey materials.

The City plans to continue communicating with residents through the above mentioned avenues. Should a language barrier be identified, the City will make every effort to procure appropriate interpreters. The City is also prepared to accommodate those with special needs such as the blind and the deaf. A Brownfields Job Training program does not exist in western Massachusetts. Should such a program be initiated, the City will make every effort to form a partnership.

- b. Describe your efforts and/or plans to develop partnerships with your local/state/tribal environmental and health agencies and other relevant governmental agencies to ensure your brownfields project is successful: Partnerships between the City of Chicopee and local/state agencies have been crucial to work that has been accomplished this far and for reaching future goals. The Site has received a Brownfields Priority Project designation from MassDevelopment; a public authority which oversees administration of the Brownfield Redevelopment grant. Work completed with MassDevelopment includes assessment activities and demolition of 6 buildings at the Uniroyal property. Additionally, the City is preparing work documents for MassDevelopment's approval, for the removal of USTs on the Facemate property and a transformer on the Uniroyal property. Further, the City has worked diligently to communicate with MNA and the company's LSP, GZA regarding MNA's cleanup actions on the Uniroyal property.

Recently, the Uniroyal/Facemate Site was selected for inclusion in the Massachusetts 'Brownfield Support Team' (BST) Initiative. The Initiative, which is in its second year of pilot projects, strives to build collaboration between required local, state and federal agencies to streamline the redevelopment process. The BST will meet monthly to concentrate financial, legal and technical resources to speed redevelopment activities. Currently, known team members include: the City's Office of Community Development, MassDevelopment, MassDEP and MassHistoric. The team's first meeting is scheduled for October 28, 2010.

The City recently installed a portion of the Chicopee Riverwalk, a recreational trail that follows the Chicopee River. The next phase of this project is underway with support from MassHighway. The City has been in communication with the Pioneer Valley Planning Commission (PVPC) regarding future connections to the Connecticut Riverwalk and Bikeway project. If successful, the connection would tie the City and the Site into a regional recreation system.

Mayor Michael Bissonnette participated in the Mayors' Institute on City Design (MICD) held in Philadelphia in September 2010. An initiative of the National Endowment of the Arts the conference was co-sponsored by the Penn Institute of Urban Research, the American Architectural Foundation and the United States Conference of Mayors. The theme of the conference was 'water' and the Mayor presented the Uniroyal/Facemate Site looking for ideas to reestablish connections between the community and the Chicopee River, while addressing challenges such as contamination, stormwater/flood controls and access constraints.

c. Provide a description of, and role of, the key community-based organizations involved in your project:

The City of Chicopee is pleased to include the following community organizations among those dedicated to the redevelopment of the Uniroyal/Facemate Site and specifically the Older Adult Community Center planned for the Facemate property:

- **The H.E.A.L Chicopee team;** Cornell Master of Landscape Architecture students. One of these students has been a Chicopee resident throughout most of his life and currently works with the Office of Community Development
- **The Edward Bellamy Society/Chicopee Historical Society;** has worked tirelessly to advertise community meetings, disperse/collect community surveys and circulate the H.E.A.L Chicopee document. The group is also working to establish a collection of images, plans, maps and memorabilia regarding the Uniroyal/Facemate Site.
- **The Chicopee Council on Aging;** has been an avid supporter of the new Older Adult Community Center, working tirelessly to identify an appropriate site for many years. The Facemate property has gained conditional approval.
- **Friends of the Chicopee Senior Center;** is a 501(c)(3) non-profit organization dedicated to the new Older Adult Community Center. The group is prepared to launch an ambitious fundraising campaign to support design and construction activities, however, have paused efforts waiting for abatement and demolition to be completed.

Letters of support from these organizations along with attendance lists from public meetings can be found in **Attachments III.a – III.j**.

4. Project Benefits

- a. **Welfare and/or Public Health: Environmental:** The Phase II Building Assessment Report and Inspection Report for Hazardous Building Materials for Facemate Buildings 1 & 5 confirm the buildings' poor structural condition and the presence of hazardous materials. Should further structural deterioration occur before abatement activities can be completed, hazardous materials could be released into the air affecting neighboring residences and businesses. Also, with another further deterioration comes the reality that abatement activities will not be able to occur, resulting in excessively large quantities of comingled regulated building materials and C&D debris awaiting disposal. With the exceptionally higher costs associated with such disposal, hazardous materials and debris may remain on site, exposed to the elements, as the City struggles to locate additional resources to cover the higher disposal costs. The abatement of hazardous materials is one positive outcome identified for this project as defined in Section 2.a.

Additionally, the poor structural condition of these buildings presents major safety issues for the neighborhood which can only be remedied through their demolition. The longer these buildings remain on Site, the more likely another collapse will occur.

Social: The Uniroyal/Facemate Site represents nearly 60 acres of brownfield properties located at the geographic center of the City. The Site is considered blight on the neighborhood and provides no economic, social or environmental benefits to the City. Vandalism is apparent while evidence of 'urban' spelunkers entering the Site illegally to explore has been found online. Further, the City has documented illegal dumping of waste by individuals at certain areas on the Site. Civic and neighborhood pride are challenged in the face of such a large-scale blight while the Site's appearance creates an aura of danger and disinvestment.

Such qualities pose challenges for the City as it strives to re-imagine and re-invest in these properties while identifying avenues for private investment. Positive energy and progress towards the redevelopment of the Facemate properties have increased recently, however, progress is now hinging on the successful abatement and demolition of Facemate Buildings 1 & 5. Should another collapse occur resulting in the inability to dispose of regulated building materials and C&D debris separately, Site preparation costs for the new Older Adult Community Center will skyrocket further hindering a project that has been stalled for a number of years. Additionally, when the Center is constructed, demand for goods and services in the neighborhood will increase which will benefit existing businesses while allowing new establishments to open. Such increased economic activity in Chicopee Falls would be another positive outcome of this project.

Health: Hazardous materials with a confirmed presence within Facemate Buildings 1 & 5 include asbestos, lead, mercury, petroleum hydrocarbons, and excessive animal wastes. According to the Hazardous Material Inspection Report, PCBs may also be present. These contaminants have been linked to a number of severe health conditions including cancer, mesothelioma, nervous/immune/reproductive system damage, and permanent organ damage. The abatement of these hazardous materials will remove a significant health hazard from the Site and also allow demolition of these failing structures to occur in a cost efficient manner. Demolition of these structures is the only economically feasible path for removing a major safety hazard in that the likelihood of another building collapse continues to increase. The successful abatement of all hazardous materials and the resulting building are further positive outcomes of this project.

- b. Economic Benefits and/or Greenspace: i. Economic Benefits: The complete redevelopment of the Uniroyal/Facemate Site holds a number of economic outcomes for Chicopee Falls and the City. The Site's Market Analysis provided evidence that the Site would succeed as a mixed-use development including housing, small commercial establishments and development of the City's office market. Therefore, in the long-term two economic outcomes are certain: *the creation of new jobs & additional business operations and real estate tax revenues for the City and State.*

Short-term economic benefits include preparing the Facemate properties for redevelopment. As master planning activities are completed in November 2010 and the City moves forward with preparations for the New Older Adult Community Center, this project would provide proof of reinvestment in Chicopee Falls and assist in spurring additional private investment. The construction of the Older Adult Community Center would also spur demand for goods and services in Chicopee Falls, which will further increase local, neighborhood scale economic activity. Further, as a result of abatement, demolition and redevelopment, local property values will increase and spur a renaissance of redevelopment within the Chicopee Falls neighborhood.

ii. Other non-economic benefits: The major benefit of this project is preparing the Facemate properties for development of the City's new Older Adult Community Center. The existing facility, as is detailed in Letters of Support from the Chicopee Council on Aging and Friends of the Senior Center unable to meet the current and future demands of the City's older population. It has taken years for to locate a preferred site for the new Center and the City/Community is eager to see this project move forward. Additionally, the on-going master planning process has already identified new expanses of open space on the Facemate properties, including an extension of the Chicopee Riverwalk and addition passive/active recreational spaces as identified in the H.E.A.L Chicopee report. Access to the Chicopee River will be restored and exiting ecological communities enhanced as a unique natural resource within the neighborhood. When redevelopment occurs, the City will also explore contemporary storm and flood water systems on the properties, also recommended in H.E.A.L Chicopee.

Further, with Site access restored the City can explore a variety of opportunities for preserving and retelling Chicopee's industrial history on-site as an 'outdoor' classroom and laboratory specifically for the City's younger generations. Positive outcomes will include improvement to the neighborhood's character and well-being and restored access to the Site and the Chicopee River.

- c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: *The Redevelopment of the Uniroyal/Facemate Site is planned in incorporate a number of sustainable practices. Many ideas were generated from the H.E.A.L Chicopee report and have been integrated with the professional master planning work. The City will also consider how the Site might address MassDEP's 'Sustainable Development Principles' throughout the redevelopment process. Sustainable/reuse practices identified this far in the master planning process include the following:*

- Preservation of the Facemate Building 1 Tower for conversion to a community 'outlook' tower
- Brick salvage for possible reuse as an on-site building material, hopefully integrated into design for the new Older Adult Community Center

- Preservation of industrial 'remnants' for use as historic legacy markers throughout the Site
- Increasing the density of the Chicopee Falls neighborhood; create new service demands
- Integrating with an existing, well-used public transportation system. The Pioneer Valley Transit Authority (PVTa) has a number of bus stops in the area and recently completed a report detailing opportunities of upgrading facilities and services.
- Construction of the new Older Adult Community Center will increase demand for goods and services in the neighborhood, supporting existing new businesses.
- With expansion of the Chicopee Riverwalk, plans can move forward for connection with the Connecticut Riverwalk and Bikeway thereby linking the City and Site with a regional recreation resource.
- The City is considering the pursuing LEED certification for new Older Adult Community Center
- Planned park space to be multi-functional as a stormwater treatment/ filtration system and habitat enhancement
- Programs will be developed to create an 'outdoor' classroom throughout the Site that can be utilized for teaching local history to the City's students.

d. Describe your plan for tracking and measuring your progress towards achieving the expected short term and long term project outcomes and outputs, including those identified in Section I: BETA will provide a bar chart for monitoring progress of the design, bidding and construction phases of the proposed abatement project. Consistent with past invoices on this project, BETA will provide a detailed breakdown of all invoiced costs by task and funding source. The combination of schedule (milestone) monitoring by the City's Project Manager, in combination with the cost summaries provided by BETA, will provide us with excellent controls for monitoring progress of the work, so that the schedule for deliverables and completion dates for the abatement work are achieved.

Attachments



Attachment I.a

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONE WINTER STREET, BOSTON, MA 02108 617-292-5500

DEVAL L. PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

IAN A. BOWLES
Secretary

LAURIE BURT
Commissioner

September 23, 2010

Environmental Management Support, Inc.
Attention: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, Maryland 20910

RE: STATE LETTER OF ACKNOWLEDGEMENT
City of Chicopee Application for EPA Cleanup Grant Funds

Dear Mr. West:

I am writing to support the proposal submitted by the City of Chicopee under the EPA Cleanup Grant Program for the former Uniroyal and Facemate properties. Funding from EPA will allow the City to remediate these derelict properties and market them for redevelopment that will benefit the community.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking brownfield projects have access to all available incentives. In 2008, Governor Deval Patrick and Lieutenant Governor Timothy Murray created the Massachusetts Brownfield Support Team (BST) Initiative. This effort concentrates financial, technical, and other resources at the state level to a select group of challenging, yet promising, brownfield projects. The former Uniroyal and Facemate properties were chosen in September 2010 to be part of the next round of BST projects, which ensures any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of brownfield efforts in Massachusetts.

Sincerely,

Catherine Finneran
MassDEP Brownfields Coordinator

Cc: Lee Pouliot, Chicopee OCD, 38 Center Street, Chicopee MA 01013
Ben Fish, MassDEP Western Regional Office
Caprice Shaw, MassDEP Western Regional Office

City of Chicopee
Office of Community Development

38 Center Street, Chicopee, MA 01013
Telephone (413) 594-1490 ~ Facsimile (413) 594-1495

The Republican, Thursday, September 30, 2010

NOTICE OF REQUEST FOR
PUBLIC COMMENT & NO-
TICE OF PUBLIC
HEARING
SEPTEMBER 27, 2010
CITY OF CHICOPEE - OFFICE
OF COMMUNITY DEVELOP-
MENT
38 CENTER STREET
CHICOPEE, MA 01013
The City of Chicopee,
through its Office of Com-
munity Development will
conduct a public hearing
to receive public input and
comment on a 2011 United
States Environmental Pro-
tection Agency (EPA)
Brownfields Assessment
Grant proposal regarding
future contaminant as-
sessment work planned at
the former
Unkroya/Facemate proper-
ties (134 Grove Street and
5 West Main Street, re-
spectively). Copies of the
proposal will be available
at the Chicopee Public Li-
brary's Main Branch and
digitally from the City's
website after October 1,
2010.
Any individual, group, or
agency wishing to com-
ment on the proposal may
do so either through the
public hearing or through
written comments submit-
ted to the Chicopee Office
of Community Develop-
ment (OCD). All comments
received by OCD will be
considered prior to finaliz-
ing and submitting the
proposal to the EPA.
The Public Hearing will be
held at 6:30p.m. on Tues-
day, October 5, 2010 in the
Community Room at the
Chicopee Public Library's
Main Branch, 449 Front
Street, Chicopee, MA,
(September 30)

2011 EPA BROWNFIELDS CLEANUP GRANT

PUBLIC MEETING SIGN IN SHEET

TUESDAY, OCTOBER 5, 2010

Uniroyal/Facemate Properties

NAME

PHONE or EMAIL

- | | | |
|-----|-------------------------------|---------------------|
| 1. | <u>Mark & Renee Jenco</u> | <u>413-552-0182</u> |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |
| 7. | _____ | _____ |
| 8. | _____ | _____ |
| 9. | _____ | _____ |
| 10. | _____ | _____ |

City of Chicopee
Office of Community Development

38 Center Street, Chicopee, MA 01013
Telephone (413) 594-1490 ~ Facsimile (413) 594-1495

2011 EPA Brownfields Cleanup Grant Public Meeting

Public Meeting Outline

October 5, 2010

- ***Introduction to the Uniroyal/Facemate Site***
 - Michelin North America, Inc. & the Uniroyal property
 - BETA Group, Inc. as City LSP
- ***EPA Brownfields Grant Program***
 - Goals/Objectives
- ***Uniroyal/Facemate Site Key Stakeholders***
 - All City departments, with the Office of Community Development as lead
 - Older Adult Community Center & Chicopee Riverwalk
 - MassDevelopment, MassHistoric, MassDEP
- ***Redevelopment Efforts***
 - VHB master planning process with RKG
 - BETA Group assessment & cleanup work
 - MassDevelopment: #2 million grant & demolition to date
 - H.E.A.L Chicopee & Cornell student team
 - State Brownfields Support Team selection
- ***Site Development Constraints***
 - Archeology & historic structures
 - Environmental contamination & clean-up
 - Building demolition
 - Availability of funding
- ***Uniroyal Property Environmental Issues***
 - High levels of contamination
 - Stockpile of contaminated soils & contaminated stormwater runoff
- ***Facemate Property Environmental Issues***
 - Hazardous materials in buildings
 - Subsurface investigations (including USTs and rail line contamination)
- ***Public Benefits***
 - Enhance neighborhood aesthetics
 - Abate health/safety concerns
 - Recreational opportunities
 - Redevelopment; especially for the New Older Adult Community Center
- ***Questions***

2011 EPA Brownfields Cleanup Grant Public Meeting

Summary of Public Comment & Meeting Notes

October 5, 2010

Question: Will abatement and demolition of Facemate Building #s 1 & 5 be separate projects or bid as one larger entity?

Response: It is too soon in the process to know how this will occur. It makes sense for abatement and demolition to occur as one project, however, this will be based on the availability of funding and the success of this grant process. We do know that abatement activities must be completed soon as possible as Building # 1 has already suffered from a partial collapse and is continuing to weaken. The more abatement that can be done prior to another collapse and demolition, the cheaper it will be to dispose of hazardous materials and debris. We want to avoid as much as possible the comingling of hazardous materials and other debris, as disposal cost increase dramatically.

Question: Resident expressed interest in Site projects and when these might go out to bid.

Response: Information regarding the removal of USTs at Facemate will be made public within the next week, with a site walk scheduled two weeks from now. We will not know the schedule for abatement/demolition activities until the EPA announces the awarded Clean-up grants. This will not occur until spring 2011.

1.5 Cost Estimates

In Table 3, SWA has provided estimates of abatement costs associated with all identified ACBM in the inspected areas. These estimates are based on current industry standards that may fluctuate rapidly based on a variety of factors: the prevailing economic climate, seasonal differences, union labor considerations, scale of the abatement, occupancy of the building, and so on. SWA recommends that qualified abatement contractors be solicited to determine actual pricing involved. In addition to pricing for abatement, we have considered anticipated industrial hygiene costs associated with abatement, including air monitoring and oversight of the abatement.

Table 3 • Estimated Costs for Removal of ACBM		
Type of Material	Quantity/Unit cost (\$)	Total Cost (\$)
Building 1 & Boiler House		
Gray window caulking (associated with wood window systems)	265 windows @ 110/ea.	29,150.
Black fuse box/power panel components (various sizes)	215 boxes @ 40/box	8,600.
Gray transite wall panels associated with the dryer equipment and studded walls	1,025 sf @ 4/sf	4,100.
Gray wall panel, TSI, packed asbestos flooring with wire mesh and miscellaneous debris	13,500 sf @ 3/sf	40,500.
TSI debris mixed with manufacturing materials that remained in place from past operations (the vast majority of items will need to be treated as asbestos waste)	70,000 sf @ 2/sf	140,000.
TSI debris mixed with stored materials that were left behind by Facemate	500 sf @ 2/sf	1,000.
Pipe insulation and associated mudded fittings	5,150 lf @ 12/lf	61,800.
Beige 12" x 12" floor tile and associated tan mastic adhesive	365 sf @ 3/sf	1,095
White tank insulation and associated vertical breeching (6 tanks)	3,200 sf @ 5/sf	16,000.
White tank, breeching and pipe insulation debris on floor and adjacent surfaces	2,500 sf @ 3/sf	7,500.
Gray asbestos ceiling paper	600 sf @ 4/sf	2,400.
Black wall flashing (adhering to brick wall)	350 sf @ 3/sf	1,050.
Black/gray window glazing compound and associated gray caulking (these windows were retrofit into the original wood frames. Hence, the caulking associated with the original wood frame must be treated as asbestos waste)	186 windows @ 120/ea.	22,320.
Tan glazing compound (inside sections of building)	46 windows @ 40/ea.	1,840.

Table 3 • Estimated Costs for Removal of ACBM		
Type of Material	Quantity/Unit cost (\$)	Total Cost (\$)
Gray breeching insulation with black tar coating	550 sf @ 20/sf	11,000.
Gray breeching insulation	2,100 sf @ 8/sf	16,800.
Gray boiler insulation associated with the top sections of the boilers	375 sf @ 15/sf	5,625.
South collapsed corner (material co-mingled with asbestos debris and most of the building materials will be live-loaded into lined containers)	30 - 100 yard containers @ 2,500 per container	75,000.
Demolition of 2 two-story boilers	2 boiler @ 10,000/boiler	20,000.
Total Abatement Fee Building 1 (Contractor)		465,780.
Building 5		
Gray window caulking (associated with window opening)	156 windows @ 110/ea.	17,160.
Pipe insulation and associated mudded fittings	310 lf @ 15/lf	4,650.
Pipe insulation debris	200 sf @ 10/sf	2,000.
Black roof drain flashing cement	8 drains @ 50/drain	400.
Black/gray roof flashing material	75 sf @ 3/sf	225.
Total Abatement Fee Building 5 (Contractor)		24,435.
Total Abatement Fee Buildings 1 & 5 (Contractor)		490,125.
Total Industrial Hygiene Fee		40,000.
Total Fee		\$ 530,215.

CHICOPEE OLDER ADULTS COMMUNITY CENTER*Preliminary Facility Budget**Draft 10/6/10***Sources:**

Debt, City of Chicopee BAN/Bond Debt	\$3,000,000
CDBG, (Design, Other)	500,000
Friends, (Private Fundraising)*	2,000,000*
Section 108, HUD **	5,800,000**
MD Brownfields Allocation	1,000,000
TOTAL:	\$12,300,000

Uses:

Land Acquisition	0
Demolition/Site Preparation/Engineering/Asbestos Removal (Bldg 1, 5, 12)	\$1,715,445
Tank Removal	300,000
Building Construction 21, 335 sf@ \$300/sf	6,400,500
Construction Contingency (10%)	640,000
Facemate Tower Preservation	290,000
Owners Project Manager (3%)	192,015
Architectural (8%)	512,040
Geotechnical/Site Engineering	20,000
Hazardous Waste Site Assessment **	10,000
Furnishings and Special Equipment	200,000
Moving	5,000
Legal	10,000
Survey	5,000
Principal Debt Reduction from Friends Fundraising	2,000,000
TOTAL:	\$12,300,000

Notes: *Friends private fund raising to off set city principal debt.

**Ongoing

MEMORANDUM

To: U.S. EPA, Office of Brownfields and Land Revitalization

From: Chris Hardy

Re: Letter of Support for the Chicopee's Uniroyal Facemate Site Redevelopment

Date: September 30, 2010

To whom it may concern:

My name is Chris Hardy, and I was a member of the H.E.A.L. Chicopee research team from Cornell University that provided a strategic plan for the landscape program of the Uniroyal Facemate site. This team worked in parallel to a professional effort led by VBH and Beta Group who were charged with creating a redevelopment plan and first phase ESA. I understand that the City of Chicopee is applying for an EPA brownfields grant, and I would like to voice support for the City's plan for the future. The City leadership has shown a commitment to cleaning up the downtown, promoting infill in downtown buildings, and seeking fiscally viable solutions to the urban blight that is challenging the community.

The City of Chicopee is in a unique situation among the rust belt communities of the northeast. The majority of the families who live in the city are the descendants and relatives of the original factory workers who moved to Chicopee upon the original construction of the mills. This population is endemic, and is invested in living in the city close to family. This population also recognizes the legacy of manufacturing that created their community. Unfortunately, this legacy is also a blight for the community- as the Uniroyal Facemate site is one of many sites that are currently abandoned brownfields near the city center. The loss of industry creates a community malaise, both in the urban fabric, and also in the narrative of the city. This is a city of people who are invested in community memory, but also a population that is depressed about the current status of their home.

The citizens of Chicopee also believe this malaise can be changed for the better. In a formal survey, we collected data from 403 adults and almost 700 school children to determine a majority vision for the future. We were consistently surprised by the enthusiasm of the participants, both in their responses as well as the public workshops. We found many unusual conclusions as to the opinions of the population - from demographics revealing that the young adult and high school generations were the most interested in historic preservation, to the revelation that the most popular single landscape program for the site would be a river access pedestrian and bicycle trail.

Due to the situation of the site adjacent to the city center, the active investment of many citizens in the urban revitalization, and the relatively low levels of contamination, this site would be perfect for redevelopment. Unfortunately, the city is not a growing market, and the overhead costs associated with the redevelopment of the brownfield site pushes local developers into the greenfields surrounding the city. Public money, well allocated, could close this gap, and help restore Chicopee to a green and health environment for the families to use and share stories about their heritage.



LANDSCAPE
ARCHITECTURE
URBAN DESIGN
ENVIRONMENTAL
PLANNING
120 BROADWAY
SUITE 1040
NEW YORK, NY
10271

T. 212.431.3609

If you have any questions about our work in the city, would like any of our documents, or need any further information, please feel free to contact me.

Thank you for your time,

Chris Hardy

LANDSCAPE DESIGNER

120 Broadway

Suite 1040

New York, NY 10271

T: 212.431.3609 ext 226

F: 212.941.1513

chardy@mnlandscape.com

www.mnlandscape.com



**MATHEWS
NIELSEN**

LANDSCAPE
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ENVIRONMENTAL
PLANNING

October 14, 2010

United States Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

Dear Sir/Madam:

As a member of the H.E.A.L. Chicopee team and a lifelong resident of Chicopee, I am thrilled to write a letter in support of the City's EPA Brownfields Cleanup proposal for the Uniroyal/Facemate Site. My team members and I, all Cornell University Master of Landscape Architecture students, hoped our project would have lasting influence during the redevelopment process. Clearly, the pursuance of financing for cleanup activities dictates H.E.A.L. Chicopee has had many impacts.

I focused much of my attention on community outreach activities. A portion of these efforts included working to educate City youth about the history of the Uniroyal/Facemate Site, its importance to the City's development and how sustainability can play a role in reimagining the Site's future. Our team developed two lessons and a visioning exercise which asked children to imagine Chicopee twenty years in the future. Each student would then create a new city shield representing his/her idea.

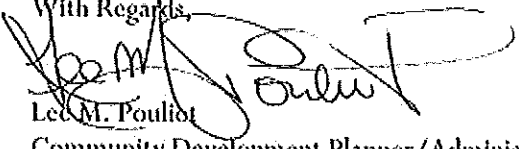
These activities were presented to the Superintendent of Schools and dispersed to all principals. *Ten schools participated with 682 total students responding.* Each response was analyzed and classified to build an understanding of how the Uniroyal/Facemate properties could meet the needs of younger generations.

Our efforts spurred a larger conversation regarding how youth may be involved in similar, future projects. Concerns for local history education were voiced and efforts are underway to better expose youth to Chicopee's unique history. Ideas for the preservation of Uniroyal/Facemate structures have been vetted as one avenue to tell the Site's history through preserved artifacts.

I stand by H.E.A.L. Chicopee's extraordinary community outreach efforts and feel, as a resident, that this represents one of the most successful efforts recently undertaken. The information garnered from students along with the data collected from 404 community surveys provided the context for subsequent H.E.A.L. Chicopee redevelopment suggestions and guidelines.

Should have any questions regarding our outreach efforts or the information we gathered, please feel free to contact me. I am lucky enough to now be working with Chicopee's Office of Community Development and hope to continue seeing progress on a project I am so intimately tied to.

With Regards,



Lee M. Pouliot

Community Development Planner/Administrator
413-594-1488
LPouliot@chicopeema.gov

Edward Bellamy Memorial Association

October 1, 2010

U.S.EPA
Office of Brownfields
and Land Revitalization
1200 Pennsylvania Avenue
Washington, DC 20460

"to whom it may concern"

The Board of Directors of the Edward Bellamy Memorial Association Incorporated wishes to indicate our wholehearted support for the City of Chicopee's application for a 2011 EPA Brownfields Assessment Grant.

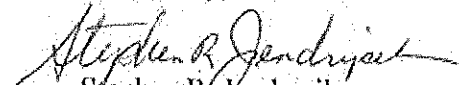
The Edward Bellamy Memorial Association was founded in 1972. Three years later the organization purchased the Bellamy Homestead, a National Historic Landmark located at 91-93 Church Street in Chicopee Falls, Massachusetts. In 1978, the Church Street neighborhood was designated a federal historic district.

In 1982, the association fully restored the world famous author's home. Today, the Chicopee Historical Society and the Chicopee Historical Commission are headquartered in the Bellamy Library and Museum. The structure is a community treasure located on the hill above the Uniroyal/Facemate Properties.

Today our members are active participants in the community wide planning to resurrect "Factory Village." Our people are volunteers working for the new Senior Center, advocating for proposed Chicopee River Walk and serving on the mayor's redevelopment task force.

The location and prompt removal of existing contamination at the site will speed a city wide effort to reclaim our spectacular river basin.

Yours truly,


Stephen R. Jendrysik
President

s.jendrysik@charter.net -413-5946496
cc. (EBMA) Board of Directors



President
STEPHEN R. JENDRYSIK
Chicopee

Treasurer
MICHAEL S. BARON
Chicopee

Clerk
NORMAN E. GIROUARD
Chicopee



Bellamy House
91-93 Church Street, Chicopee, Mass. 01020
The Church Street Historic District



Friends of Chicopee Senior Citizens Inc.

c/o Chicopee Council on Aging
7 Valley View Court
Chicopee, MA 01020

September 30, 2010

U.S. EPA
Office of Brownfield and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20360

Dear Reader:

The Friends of Chicopee Senior Citizens, Inc. is a 501(c)(3) organization dedicated to helping seniors in Chicopee. We have committed to raising 2 million dollars towards the cost of a new facility for us. We are currently involved in that effort and have raised so far over \$250,000 .

When Mayor Bissonnette first proposed this site, we were asked to walk this property. While some of us, in our 80s, were not able to walk the entire property, we were able to see the possibilities. Those who did go along the dike talked about how beautiful it is now and how, once cleaned and redeveloped, wonderful it can be.

Many of us involved in this project are much older and we have been waiting for a long time for a new center. But we have never lost hope. It is our understanding the Office of Community Development is applying for a grant to help with the clean up of the Uniroyal/Facemate property. We hope your office will join with us in creating something truly wonderful for this city. We would like to see that area become what it once was, an area bustling with activity from businesses, housing, parks and a new center.

Sincerely yours,

Adele Tawrel
President

Chicopee Council on Aging
and Senior Center
7 Valley View Court
Chicopee, MA 01020-1132

Attachment III.f
Telephone 413.534.3698
T.D.D. 413.533.7333
FAX 413.534.9046

September 29, 2010

U.S. EPA, Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

Dear Sir:

It is with great enthusiasm and excitement that I write this letter of support of our city's pursuit of a 2011 EPA Brownfields Assessment Grant regarding the Uniroyal/Facemate properties. We, of the Council on Aging, recognize that there are many additional steps which must be taken before this outstanding parcel of land can be utilized for a new senior center or any other worthwhile project and wish to make our aspirations perfectly clear.

To begin with, it has been some ten years since a search began for a site to build a new senior center which would accommodate new and expanded programs and the additional parking needs which would ensue. In that period of time many locations were proposed, formally viewed and deliberately studied by a blue ribbon committee, commissioned for that purpose. In every case, insurmountable objections or unacceptable shortcomings led to this unfulfilled objective. Many factors must be taken into consideration when planning a meeting place for seniors who range in age from the 60's to the upper 90s. The Chicopee Falls location meets every single requirement that we have asked to be considered.

The proposed location is a safe one regarding traffic, which promises easy access and exit for elderly drivers, who will not have to contend with others who are on their way to work etc. This condition is exceptionally important and was never fulfilled in other cases.

The proposed site is also centrally located within the city and currently has a bus service running to the area. Seniors who no longer can drive will be able to avail themselves to safe, inexpensive and independent transportation, to what many consider to be their home away from home.

The Chicopee River at this location is truly beautiful. The river landscape is unspoiled and would be greatly appreciated by those who have the time and temperament to enjoy its peaceful offerings. Surely, there would be many of our vibrant elderly who would take advantage of the opportunities for fishing, bird watching, walking and yes, bicycling.

The Falls area currently has a small but vibrant retail section. In addition to the post office, seniors could and would take advantage of the convenient offerings and what retailer would not love to see a daily infusion of several hundred new potential customers?

Friends of the Senior Center, a support group, is prepared to launch a major fund raising campaign for a new center. They are ready to do so as soon as the green light is given for construction at the Uniroyal/Facemate complex. The Council on Aging and the seniors it represents, wish to make it perfectly clear to all city officials and agencies that they strongly endorse the above location.

We wish you God-speed in this endeavor.

With Regards,

Charles Desmarais
Charles Desmarais
Chairperson

Chicopee Council on Aging
and Senior Center
7 Valley View Court
Chicopee, MA 01020-1132

Attachment III.h
Telephone 413.534.3698
T.D.D. 413.533.7333
FAX 413.534.9046

September 29, 2010

U.S. EPA
Office of Brownfield and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

To Whom It May Concern:

As the Executive Director of the Chicopee Council on Aging and Senior Center for the past twenty years, I have personally witnessed the growth and increasing need for the services and programs offered in our current multipurpose center. Chicopee has nearly 12,000 older adults which represents approximately 22% of the total population. It is projected that this population will swell to 28% by 2030.

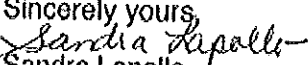
The current space of under 10,000 square feet is inadequate in terms of its size, lighting, parking, number of bathrooms and problematic heating and cooling system. In the past 22 months, the center has been utilized and/or had contact with 7,260 older adults. Of these, 25% were 85 years and older. The older adults in this community have advocated for a new center for over ten years that can adequately accommodate those from 60 years to over 100.

The current proposed site on the Uniroyal/Facemate property is an ideal location for a larger and appropriate space for older adults. It is important for older adults to remain connected to nature. The Chicopee River and the view with all of its wildlife offers a wonderful opportunity for them to walk, sit on a bench and enjoy the outdoors. The property is also large enough to site a new building which requires six acres for the building, parking and future expansion.

The council has partnered on numerous occasions with Hawthorn Services, an elder mental health agency, and the Chicopee Health, Police and Fire Departments which are located in that immediate area. The council also has a very long history of working with the Office of Community Development.

Older adults have shown their interest in the project since the beginning. They have attended numerous meetings and provided both Mayor Bissonnette and the city council with letters indicating their unanimous support for locating the new center on that land. The older adult community has many ties to that area with memories of loved ones who worked in one or more of the buildings. They are very desirous of seeing the area bloom again with new businesses, parks and a new center.

If funding can be secured, the city would like to have the new LEED certified. This would bring this area full circle from being a brownfield to a green environment. It is our hope that you will award the Office of Community Development so that this project can move forward.

Sincerely yours,

Sandra Lapollo
Executive Director

Name	Address	Phone	Email
Carl Dietz	28 Center St	594-1450	Cdietz@chicopee.ma.gov
Al Hunscom	315 Norwood Park St	781/255-1982	Alhunscom@baker-inc.com
Gregory Wachtel	Norwood MA		
Gregory Wachtel	19 Walnut Ave	592-2191	ZYGWA@AOL.COM
Paul + JoAnn Conshine	81 Northwood St	592-2114	
Sandra Lapelle	7 Valley View Ct.	594	
Green My Travel	99 Sunflower Rd	592-5637	
Susan Wawel	79 Sunflower Ave.	592-5637	
Sherry Gelinas	150 Mountain St	593-6054	
Guy Datta	47 Waterman Ave, E.L.	530-6682	gdatta@gtat.com
Ann Cutservitz	134 Mountainview	693-6077	
Ruth Nawrocki	22 Simonich St.	592-0880	ruthnawrocki@verizon.net
Robert C. Pedersen	64 Elliston St	592-0010	
Chris Myhrum	BBK	272-6281	cmyhrum@Bulky.com
Frank Krampf	430 EAST	592-1950	
Frank Krampf	40 MARION ST	594-6078	
Dante Nawrocki	22 Simonich St	592-0880	vze3mcu3@verizon.net
Name	Address	Phone	Email
Carol Lash	5 Valley View Ct.	532-0262	
Margaret Harvey Bishop	5 Dupont Ave	593-9904	
Kate Brown	27 Laurel St	594-1516	kbrown@chicopee.ma.gov



Computations

Project: Project #
Location: Sheet of
Calculated by: Date:
Checked by: Date:
Title Public Meeting # 2 4-22-10

SIGN-IN SHEET

Name	Affiliation	Phone or E-Mail
Ed Starzec	Mass Development	estarzec@massdevelopment.com
JEFF GALARNEAU	VHB	jgalarneau@vhb.com
M.A. R. H. V. R. X MERCY LARSEN	SENIOR CENTER	
WILFRED TISDELL	C.O.A. member	NONE
ELLA MOREAU	C.V.N.A.	N/A
KONA BOUTTE	C.O.A. member	N/A
MARGE WICKSTROM	SENIOR CENTER	
RAN ZILBERA	FORMER RESIDENT	
Steve Jendrysik	Chic. Hist Com	

Attachment III.j

Unlroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

NAME ADDRESS PHONE# EMAIL

TOM NALLEN 413 5923615
Mara Alice Piotta 413 536-7054
Sandra Apple
Ronald J. Ray 413-5341527
Sandra A. Pered 413-5946581
Betty SHREWSBURY
Donna K. Conroy 5946295
CARMEL PATRICIA CONROY 885-3256
303 E. MAIN
Daniel Laurin currier 594-5529
Francis Shermans 58 Harding Trl 534-1487
Dennis Paulist 122 Clark St 5332823
Rudiswore 100 State St 532-2170

Unlroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

NAME ADDRESS PHONE# EMAIL

N. Ewick 153 Jean Cr. unlisted ewickne@yahoo
Joe MATHEU 84 Rich St. 5787520
JOHN MORAN 16 LARA Cr 5716458
Donna L. Lantz 164 Warden St 5321418
Nicolette Williams 353 Grove St nicollette.williams@gmail.com
Stednie Linkner 59 Super St. 459-5167 Stednie@Student.org
Steve Jendryak 215 Newbury St. Chic. MA 01113
George P. Theron Councilor W-7.
Pete Hebert 51 Leonard St. 591-1352
Paul Pangel 582 5088

Unlroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

NAME ADDRESS PHONE# EMAIL

Ashley Busch 38 Grand St 592 9128
Leon M. Mose 40 Chapel St 595 918865
Bill Tindell 40 Chapel St 5345865
Rick Page 37 Baber St. 538-7051
KEVIN W. DELUDE 255 PROPRITE ST. 593-6421
Robert A. Pedersen 64 Ellenton St 592-0010
Suzanne Wright 184 Mountainview St 593-3840
Bob Wright 184 Mountainview St 593-3840
Bill Zashy 11 Leeds St 5925651 WAT@VIRGINIA.NET
Bill Robbins Chicopee Water Shod 594-4195
MAH Beth Costello 66 Voss Ave. Chic 532-975

Unlroyal/Facemate Redevelopment Plan Meeting
Wednesday, May 26, 2010
6:00pm-8:00pm

NAME ADDRESS PHONE# EMAIL

Ralph Shrewsbury 72 Laurien Tenn 5933861
R5shrew38@AIC
Joseph M. Mearns 101 Narragansett Blvd.
Joseph Conroy 307 Grove St 591-6295
Mark Vickers 170 Grove St 413-5945529
Lorraine Byron 95 Lyman Dr 413-592-0126
Chic. 01013 11karon17@yahoo.com